



REAL ESTATE SERVICES DIVISION

400 R Street, Suite 5100 • Sacramento, California 95814-6280

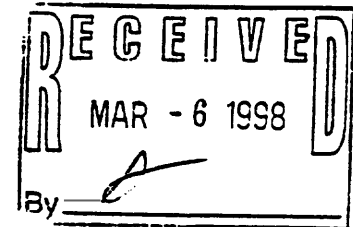
Policy, Research & Technical Assistance Committee

April 7, 1998

Attachment 3

Agenda Item 2

March 4, 1998



Mr. Daniel G. Pennington, Chairman
The California Integrated Waste Management Board
8800 Cal Center Drive
Sacramento, CA 95826

Dear Mr. Pennington:

In the fall of 1997, the Department of Justice, a tenant agency of Department of General Services (DGS), at 4949 Broadway, Sacramento, made inquiries to your agency regarding the possible use of rubberized asphalt concrete (RAC) in the much needed expansion of their parking lot. In a letter to Wayne R. Smith, Special Assistant to the Attorney General, dated November 10, 1997, Lewis Beach Hastings, Advisor to the Chairman of Integrated Waste Management Board (IWMB), indicated that your staff found that this project "...fits in with the Board's goal of expanding the use of RAC and with the Board's interest in the state taking a leadership role in the use of recycled products."

In the effort of DGS to be a leader in the state's commitment to look for more ways to make use of recycled materials, we learned of your Waste Prevention and Market Development Division's efforts to promote the use of RAC. The DGS is in a unique position to make use of it and to educate others about its use in our Real Estate Services Division's construction, retrofit, and remodeling projects statewide.

We learned through Marie LaVergne, former Deputy Director at IWMB, that there may be unallocated or redirected funds for public projects that involve the use of RAC. We believe that the parking lot expansion project at 4949 Broadway is ideal. Therefore by this letter, the Department of General Services requests that the IWMB provide a grant in the amount of \$276,500.00 to expand the parking lot at the subject facility.

The estimated costs for the project are shown in Attachment A (which also includes a schematic drawing of the site). The need for additional parking is explained in Attachment B.

Given that many public visitors, other state departments, and local jurisdictions visit this facility annually, there is a broad opportunity for expanding awareness of the use of RAC and educating people about the huge problem that used tire disposal poses for our state. This might best be done by use of a professionally designed lobby information display.

March 4, 1998

The greatest historical drawback to the use of RAC has been eliminated by virtue of the fact that it has been discovered that less RAC material can be used in the final paving phase as compared to the use of traditional asphalt. Hence, the costs are now comparable. If found to be as satisfactory a pavement medium as we have come to expect, DGS might be in a position to specify its use in state capital outlay projects, and to recommend its use in privately-owned leased build-to-suit facilities. We would envision using the Broadway location as a demonstration facility where we could send our Project Directors and contractors to make their own inspection and evaluation of RAC use.

In summary, DGS believes a careful consideration of this demonstration project will show that there are significant gains to be made in the state's recycling effort if this grant is awarded. With this in mind, we respectfully request your positive consideration of this grant proposal.

If you have any questions, please contact Zachary Miller, Regional Portfolio Manager, at (916) 445-4797.

Sincerely,



EUGENE A. SPINDLER II, Deputy Director
Real Estate Services Division

EAS:ZM:md

Attachments

cc: Ms. Caren Trgovcich, Deputy Director, Waste Prevention and Market Development
Division, The California Integrated Waste Management Board
Mike Courtney, Assistant Deputy Director, Real Estate Services Division, Department
of General Services
Marie LaVergne, Budget Specialist, Office of the Attorney General, Department of
Justice

ATTACHMENT A

DEPARTMENT OF GENERAL SERVICES DIVISION OF REAL ESTATE SERVICES PROFESSIONAL SERVICES BRANCH ESTIMATE SUMMARY

Project: Parking Lot Expansion

Conceptual Estimate No. 6926

CCCI: 3691

Date: 4-Mar-98

Client: Department of Justice

W.O. JSD 9701.00

Location: Sacramento

By: MSW

Proj Mgr: N. Hosseinzadeh

Plan Date: February 1998

Description

This project consists of clearing, grading and paving to expand a parking lot. A portion of an existing lot will be overlaid. The new lot will have 2" rubberized asphalt concrete paving over 8" aggregate base. Striping, handicap pavement markings and signage, storm drainage, fencing and parking lot lighting are included. This will serve as a demonstration project for the use of rubberized asphalt as a means of recycling worn tires.

SITE DEVELOPMENT

| | |
|------------------------------|----------|
| Demolition | \$ 1,000 |
| Site Preparation | 18,000 |
| Earthwork | 11,000 |
| Paving, Curb, Gutter & Walks | 104,000 |
| Drainage | 21,000 |
| Gate | 1,000 |
| Landscaping-Allowance | 5,000 |
| Electrical | 45,000 |

TOTAL SITE DEVELOPMENT COST

\$ 206,000

TOTAL ESTIMATED CURRENT COSTS

\$ 206,000

Adjust CCC Index from 3691 to 3802

6,000

TOTAL ESTIMATED CURRENT COSTS ON 1 JULY 1999

\$ 212,000

Escalation to Midpoint Based on 1.5 Months @ 0.25%

1,000

TOTAL ESTIMATED CONTRACTS

\$ 213,000

Contingency @ 7%

15,000

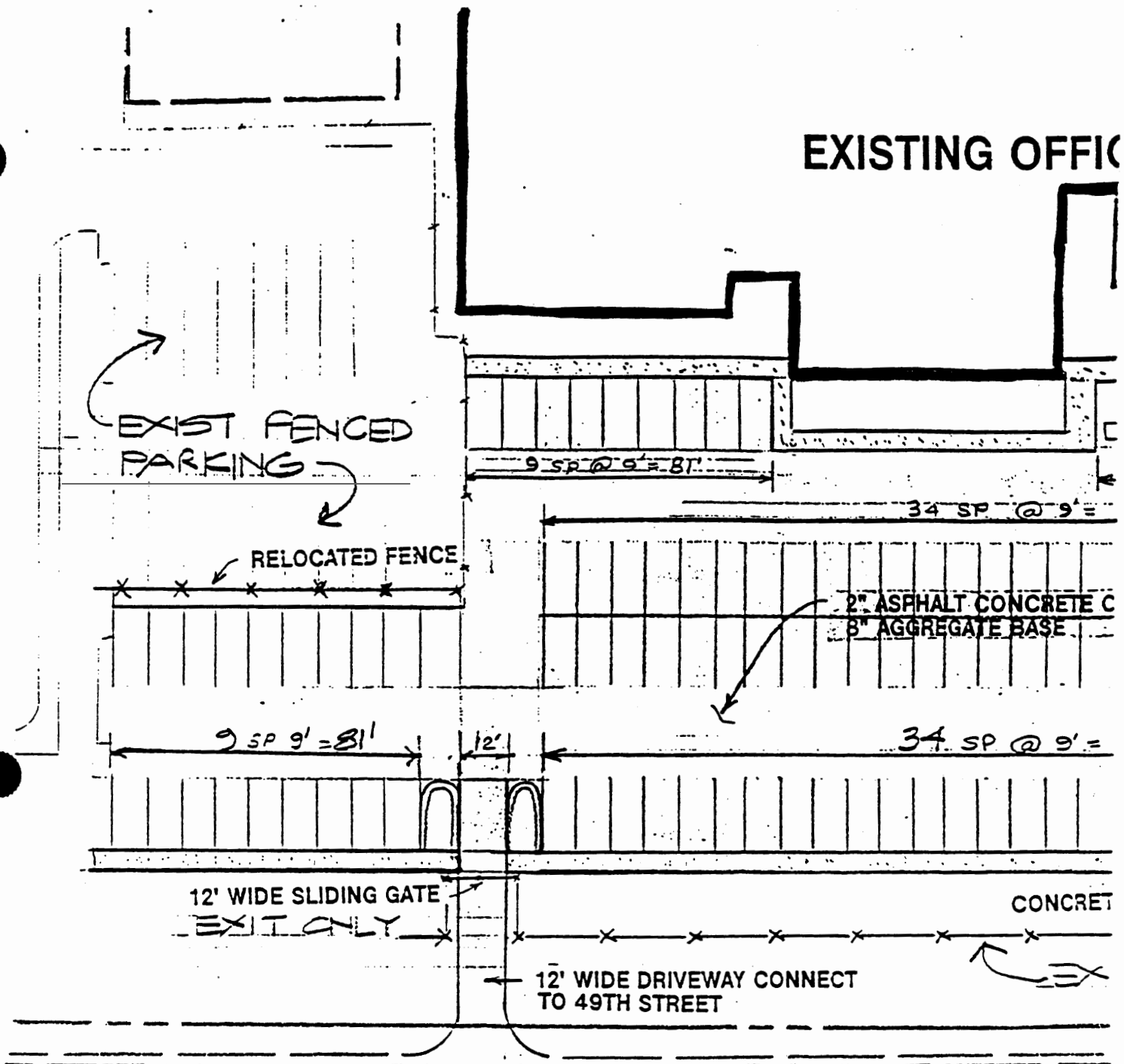
TOTAL ESTIMATED CONSTRUCTION COST

\$ 228,000

| | | |
|--|-----------|------------|
| TOTAL ESTIMATED CONSTRUCTION COST | | \$ 228,000 |
| ARCHITECTURAL & ENGINEERING SERVICES (BASIC) | \$ 15,000 | |
| PROJECT COSTS (NON-BASIC) | | |
| Const. Supervision & Inspection | \$ 5,300 | |
| Const Sup & Insp Travel Time | 3,000 | |
| Guarantee Inspection | 2,000 | |
| Schedule, Cost & Contract Management | 6,200 | |
| Advertising & Printing | 4,500 | |
| | <hr/> | |
| TOTAL PROJECT COSTS | \$ 21,000 | |
| | <hr/> | |
| ARCHITECTURAL, ENGINEERING & PROJECT COSTS | | \$ 36,000 |
| SPECIAL PROJECT COSTS | | |
| Materials Testing | 1,000 | |
| As-Built Drawings | 700 | |
| Small & Min. Assess. - Contr | 600 | |
| Handicapped Checking | 400 | |
| Calif. Code of Reg. Check | 1,100 | |
| Project Management | 8,700 | |
| | <hr/> | |
| TOTAL SPECIAL PROJECT COSTS | | \$ 12,500 |
| | | <hr/> |
| TOTAL ESTIMATED PROJECT COST | | \$ 276,500 |

Notes:

1. The construction costs in this estimate are indexed from the CCC Index as of the date of estimate preparation to the CCC Index that is projected for 1 July 1999. The estimate is then escalated to the mid-point of the construction period assuming a construction start date 1 July 1999. When an actual start date is established, escalation to the index for that date will be an added cost.
2. This project may have items retained by the Agency which are not included in this cost estimate.
3. This estimate is based upon conceptual drawings.
4. The construction duration for this project is 65 working days per DSA/OCS.

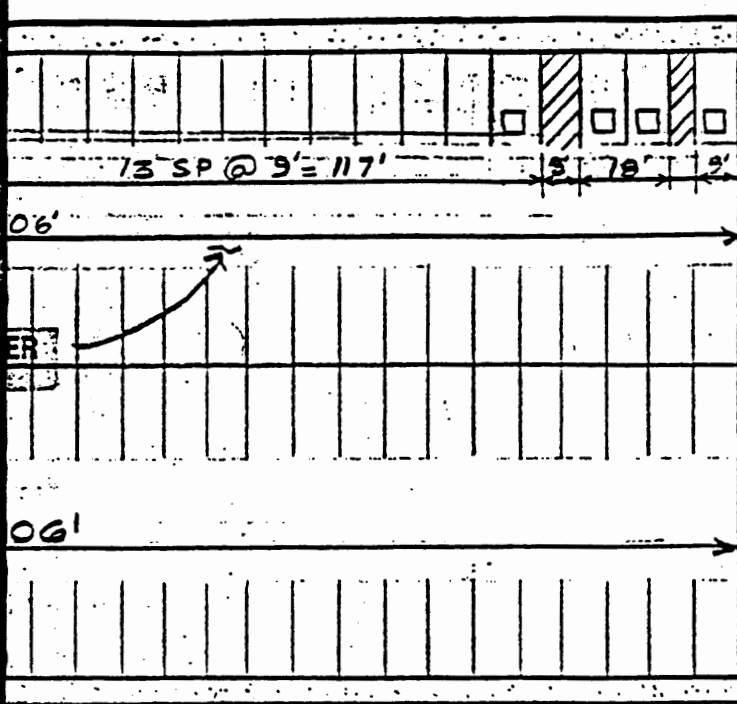


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PARKING EXPANSION FOR DEPARTMENT OF JUSTICE 4949 BROADWAY

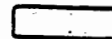
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|--------------|-------------|-----------------------|------|
| | Sheet Title | PLOT PLAN | |
| B.P. No. | Project | PARKING LOT EXPANSION | 2-17 |
| PMB W.O. No. | Department | JUSTICE | |
| PSB W.O. No. | Location | SACRAMENTO | |

E BUILDING

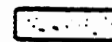


EXIST. PARKING

LEGEND:



2" AC OVER 8" AB



4" CONCRETE SIDEWALK

PARKING SUMMARY

REGULAR: 122
H.C. ACCESS. 5

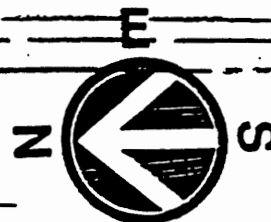
NEW SPACES: 127

EXIST. 19

TOTAL: 146

PLOT PLAN

SCALE: 1"=40'-0"



Real Estate
Services
Division

2-18

27 FEB 19

ATTACHMENT B

DATE: February, 1998

**SUBJECT: PARKING AT THE DEPARTMENT OF JUSTICE FACILITY
AT 4949 BROADWAY, SACRAMENTO**

Issue

There is a critical parking shortage for the visitors and students who come to the facility daily for routine business meetings, to be fingerprinted, to attend classes at the Advanced Training Center and the California Criminalistics Institute, or to tour the facility. There is also insufficient parking for DOJ employees.

The Department of General Services agrees that parking at the Broadway facility is inadequate.

Area Development

When the facility was first occupied in 1982, it was virtually surrounded by undeveloped property from V Street to Broadway on 49th and 50th Streets, and on Broadway from 50th Street to approximately one block from Stockton Boulevard. DOJ's only neighbors were an elementary school on 49th Street and the Employment Development Department (EDD) on the east side at 50th and Broadway.

Since the late 1980s, the following construction has occurred:

- A Sacramento County facility at the corner of 49th and Broadway.
- U.C. Davis Med Center administration offices and the Sacramento Urban League Training Center at 4900 Broadway. Street parking was substantially reduced when this building became occupied.
- Department of Motor Vehicles (DMV) field office on Broadway at 49th Street. "No Parking" signs were installed shortly after the office opened which ban parking for approximately 100 feet on both sides of 49th Street off of Broadway.
- Sacramento County District Attorney's Crime Lab on Broadway between 49th and 50th Streets. There is a parking lot on-site with adequate employee parking.
- The U.C. Davis Medical Center is in the midst of a major capital outlay program. Currently under construction on 49th Street are a cogeneration power plant, a medical facility, a parking garage, a Ronald McDonald Family House, and an Employee Child Care/Visitor Child Play Center. The east side of 50th Street from the intersection at Second Avenue to the EDD building is a holding site for construction materials and equipment as well as overflow parking

for construction workers not parking on the street. Parking has been banned on one side of 49th Street, from V Street to Second Avenue, due to construction work on the parking garage. It is anticipated that the Med Center will petition the city for a permanent parking ban on both sides of 49th Street when the child care/visitor centers are completed. If this occurs, street parking for approximately 100 vehicles will be eliminated.

Public Visitor/Student Parking

The 67 existing spaces designated for public/student parking are inadequate for the average 225 public/student visits to the facility each business day.

- Approximately 13,000 members of the public come to the Broadway facility each year to be fingerprinted. (This is an average of 50 visits per business day.)
- The DOJ Advanced Training Center (ATC) contracts with the Commission on Peace Officer Standards and Training (POST) to provide POST-certified training courses to local law enforcement agency personnel throughout the state. Last year, 24 courses were scheduled in ATC's classrooms at the Broadway facility. Courses range in length from four days to two weeks each. Class sizes range from 18 students (plus three instructors) for the four-day class offered six times during the year, 50 students (plus 10 instructors) for an eight-day course offered twice, to 24 students for the two-week Narcotic Investigation course offered once each month (total of 288 students and 420 instructors). Each course requires more than one instructor and many classes are held simultaneously. The number of students/instructors often exceeds the total number of visitor/student spaces available. This has caused problems such as illegal parking, street parking being reduced for DOJ employees, and classes delayed while students search for parking. Beginning in July, the POST contract will be increased to include three additional classes with 10 presentations per year (total of 240 students and 60 instructors).

The ATC also conducts the POST-required on-site training academies for new agent personnel assigned to the Bureau of Narcotic Enforcement and Bureau of Investigation. The average class size is 25 with 100 instructors. Students are encouraged to car pool. There are three academies scheduled for FY 98/99 with 30 students anticipated per academy.

The ATC is instituting a new statewide program this year to provide drug awareness training to other state agencies' law enforcement personnel. This will place an additional strain on the limited parking.

- The California Criminalistics Institute (CCI) offers specialized forensic science training to local law enforcement agencies. Last year, 59 classes were presented and attended by approximately 800 students at an average of four days per class. This presents the same parking issues as stated above for the ATC.
- There are many business meetings conducted daily at the Broadway facility. Complaints from visitors about the lack of parking are numerous.

- Local law enforcement personnel come to the facility daily to deliver evidence for forensic analysis, to obtain rap sheets and other investigative lead information.
- Many tours of the facility are also conducted each year. Large groups are usually transported by bus; however, small groups arrive in private vehicles.

Employee Parking

EDD provides free parking for clients and employees in their lot. For several years DOJ employees used the EDD lot when the DOJ employee lot was full and street parking was not available. However, in October, 1996, EDD served notice that effective in late November, 1996, DOJ parking in their lot would no longer be permitted. Through subsequent negotiations by the then Deputy Director of the Division of Law Enforcement with EDD management, EDD agreed to enter into an interagency agreement to rent 76 parking spaces to DOJ effective December 1, 1996. These spaces have been assigned on a state service seniority basis and there is currently a waiting list of 120 DOJ employees.

The net day shift population is estimated to be 1,350, after factoring in absences for illness, vacation and business travel.

To relieve the space shortage, the north employee lot was restriped to provide more spaces, and additional spaces have been designated for car pools. There are currently 922 parking spaces contained in three lots on the north, south and west sides of the building. Of these, 235 are designated for car pool vehicles, handicap parking, assigned to state vehicles and management level employees, and visitor parking. There are 687 spaces remaining for the net day shift employee population of 940¹, or .7 space per employee.

Most of the employees rely on private vehicles for transportation to/from the Broadway facility because public transportation is inadequate and the surrounding neighborhood is considered to be a high crime area. DOJ offers discounted Regional Transit passes subsidized by the department, but sales only average 25 passes per month.

DOJ has made efforts to ease the situation by allowing alternate work week schedules such as 4/10/40 and 9/9/80, and by permitting employees to change to earlier work hours for a better chance of finding a parking space.

Recommendation

¹The net population was determined by reducing the estimated number of day shift employees (1350) by those with reserved spaces, car pools, estimated number using public transportation, handicap space usage, EDD reserved spaces, and estimated street parking.

There are lawn areas on the east and west sides of the facility. It is recommended that the west lawn adjacent to the existing south lot be paved in order to provide an additional 150-200 parking spaces.

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